

TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY

Project Name:

Theatre Production Shop

PETS Activity Number:

LSP 020049

Project Type:

Type "A"

Description:

24-31-18--A-004-0

Submittal Date:

June 11, 2003

Scan Date:

10-30-03

Status:

Under Review

Conditional Approval

Approved

Dale Holcomb ~ Theatre Shop

Tax I.D. No. 24-31-18-A-0040

Total Site Area: SF AC. % of Site

Area of the Site: 17,424 0.40 100.00%

Pre-Development Impervious Area:

Building Area: 0 0.00 0.00%
Transportation Area: 0 0.00 0.00%
Misc. Area: 0 0.00 0.00%

Total Impervious Area Pre-Development: 0 0.00 0.00%

Post-Development Impervious Area:

Building Area: 2,400 0.06 13.77%
Transportation Area: 2,737 0.06 15.71%
Misc. Area: 438 0.01 2.51%

Total Impervious Area Post-Development: 5,575 0.13 32.00%

Pre-Development Pervious Area:

Stormwater Facility Area: 0 0.00 0.00%
Misc. Pervious Area: 17,424 0.40 100.00%

Total Pervious Area Pre-Development: 17,424 0.40 100.00%

Post-Development Pervious Area:

Stormwater Facility Area: 2,275 0.05 13.06%
Landscape Islands: 405 0.01 2.32%
Other Landscaping: 4,808 0.11 27.59%
Natural Area: 4,361 0.10 25.03%

Total Pervious Area Post-Development: 11,849 0.27 68.00%

Site Statistics Summary (Post-Development)

Total Pervious Area Post-Development: 11,849 0.27 68.00%
Total Impervious Area Post-Development: 5,575 0.13 32.00%
Total Site Area: 17,424 0.40 100.00%

PARKING REQUIREMENTS

PARKING REQUIRED:
WAREHOUSE BUILDING: 2,400 FT²/1,000 = 2.4 SPACES

PARKING PROVIDED:
3 REGULAR + 1 HANDICAPPED

BICYCLE PARKING REQUIRED:
.05 PER REQUIRED PARKING SPACE = .2 SPACES

BICYCLE PARKING PROVIDED: 2 SPACES

SITE DATA

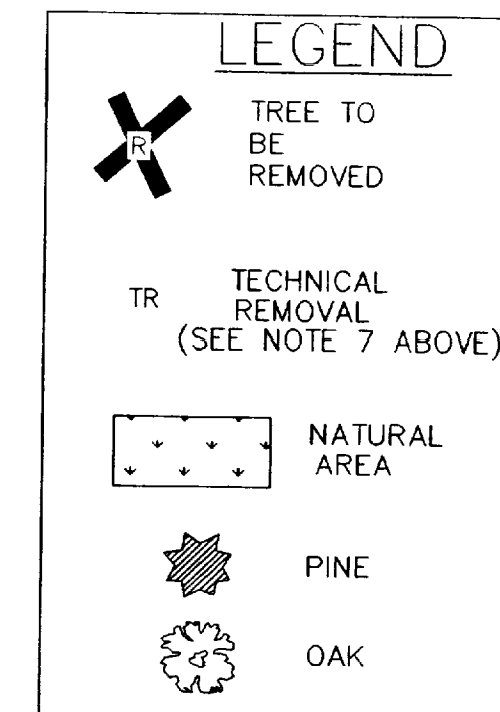
ZONING: CP

PROPOSED BUILDING USE: Production Shop (WAREHOUSE)

PROPOSED BUILDING HEIGHT: 45' MAX.

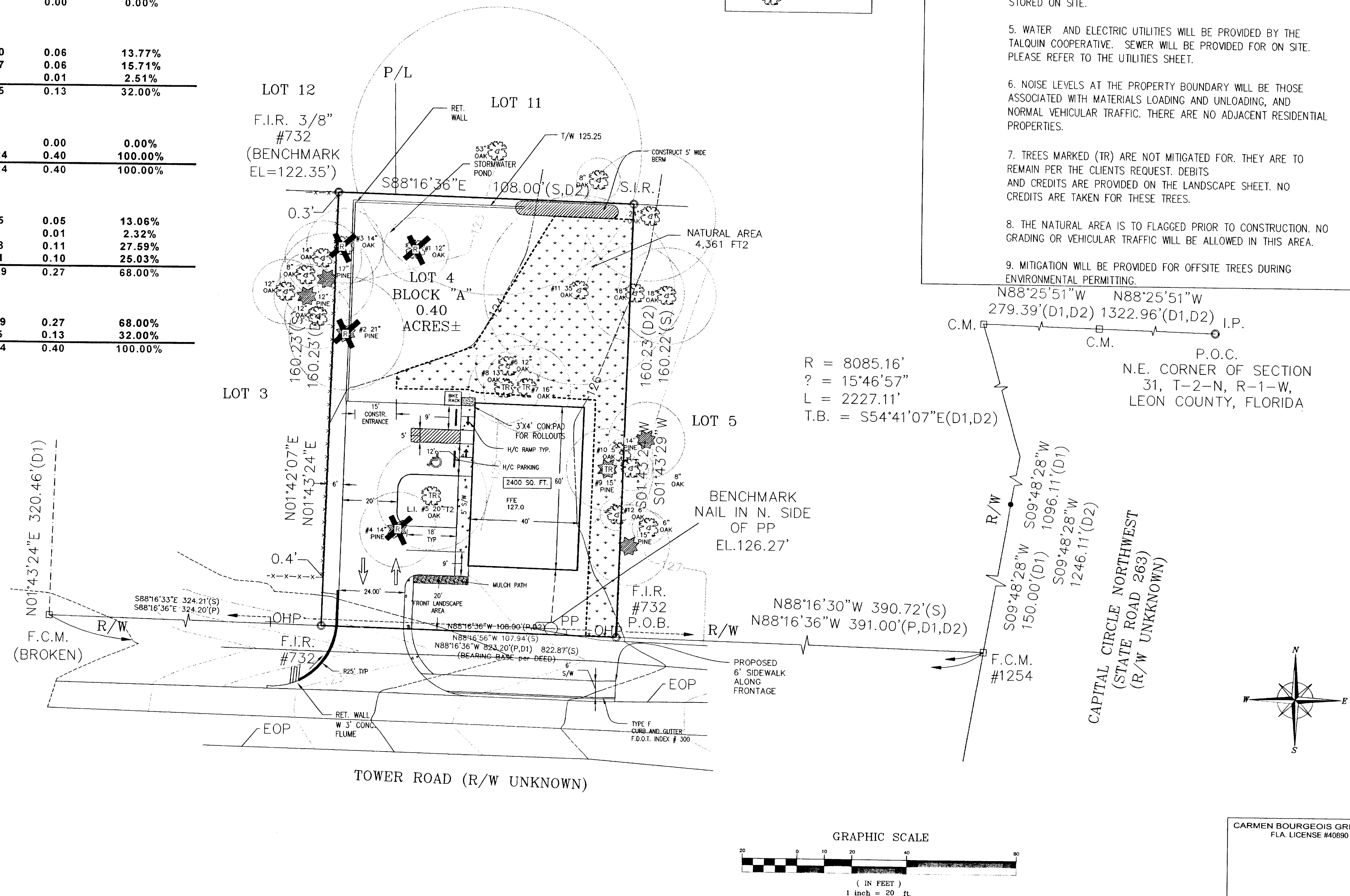
BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT:	25'	25'
SIDE YARD:	0'	N/A
SIDE CORNER:	25'	N/A
REAR:	10'	75'

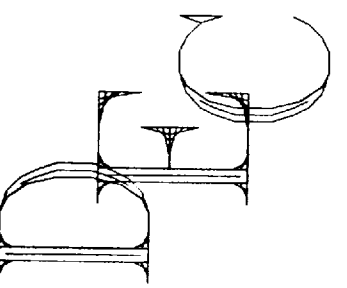


SITE PLAN NOTES

- THE PROPOSED USE IS A METAL BUILDING FOR A THEATER PRODUCTION SHOP. THE PROPOSED DENSITY IS 2,400 FT² BUILDING/0.40 ACRE, OR 6000 FT²/ACRE.
- SOLID WASTE DISPOSAL WILL BE VIA ROLL-OUT CONTAINERS.
- CONSTRUCTION WILL BEGIN UPON ISSUANCE OF ALL NECESSARY PERMITS AND WILL BE COMPLETED WITHIN ONE YEAR OF THE DATE OF COMMENCEMENT.
- NO HAZARDOUS OR FLAMMABLE MATERIALS WILL BE USED OR STORED ON SITE.
- WATER AND ELECTRIC UTILITIES WILL BE PROVIDED BY THE TALQUIN COOPERATIVE. SEWER WILL BE PROVIDED FOR ON SITE. PLEASE REFER TO THE UTILITIES SHEET.
- NOISE LEVELS AT THE PROPERTY BOUNDARY WILL BE THOSE ASSOCIATED WITH MATERIALS LOADING AND UNLOADING, AND NORMAL VEHICULAR TRAFFIC. THERE ARE NO ADJACENT RESIDENTIAL PROPERTIES.
- TREES MARKED (TR) ARE NOT MITIGATED FOR. THEY ARE TO REMAIN PER THE CLIENTS REQUEST. DEBITS AND CREDITS ARE PROVIDED ON THE LANDSCAPE SHEET. NO CREDITS ARE TAKEN FOR THESE TREES.
- THE NATURAL AREA IS TO FLAGGED PRIOR TO CONSTRUCTION. NO GRADING OR VEHICULAR TRAFFIC WILL BE ALLOWED IN THIS AREA.
- MITIGATION WILL BE PROVIDED FOR OFFSITE TREES DURING ENVIRONMENTAL PERMITTING.



SURVEY BY VERN TAYLOR & ASSOC.
JOB# 02-073 DATED 06/27/02



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Civil Engineering

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PROJECT: Dale Holcomb~Theater Production Shop

TITLE: SITE PLAN SCALE: 1"=20'

File Name:	Date:	Description:
01d-330 Site2.dwg	10/30/02	RESPONSE TO COMMENTS
Designed:	1/23/03	CHANGE TO ONSITE SEWAGE
Drawn:	03/25/03	RESPONSE TO COMMENTS
Checked:	06/09/03	RESPONSE TO COMMENTS
Date:	08/14/02	

Sheet 2 of 5

No. 01D-330

CARMEN BOURGEOIS GREEN, P.E.
FLA. LICENSE #40890

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